



51 Carr Head Lane, Bolton-Upon-Dearne
Rotherham

Guide Price **£100,000**

51 Carr Head Lane

Bolton-Upon-Dearne, Rotherham

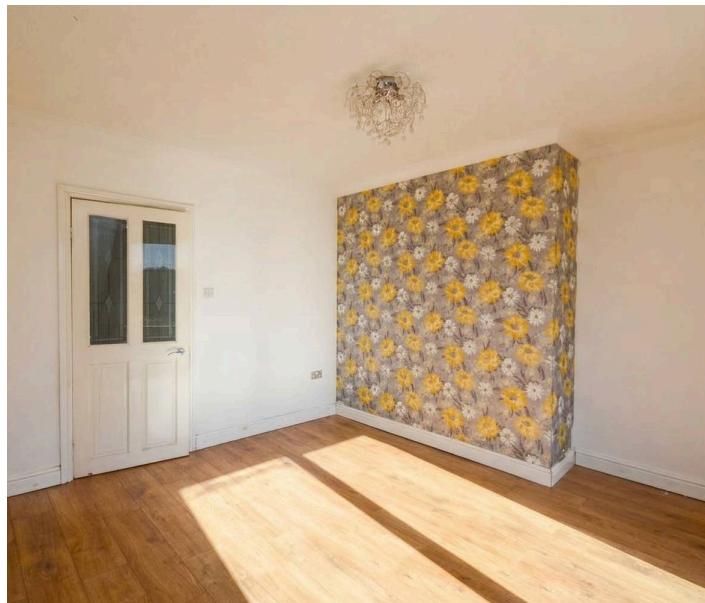
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- For Sale by Modern Auction – T & C's apply
- VIEW, BID & BUY!
- Spacious Semi-Detached Home
- Lounge with Patio Doors
- Three Bedrooms & Modern Bathroom Suite
- Off Road Parking with Gated Driveway
- Walking Distance to Schools, Shops & Train Station
- Freehold | EPC: C



51 Carr Head Lane

Bolton-Upon-Dearne, Rotherham

View, Bid, Buy! For sale by Conditional Auction – Starting Bid £100,000 plus Reservation Fee. Terms and Conditions apply. Please see the Auctioneer's Comments for further information.

This spacious THREE Bedroom Semi Detached house is situated in a fantastic location in Bolton upon Dearne. The property presents an excellent opportunity for first-time buyers, investors, or those looking for a home they can modernise and put their own stamp on.

The property briefly comprises: a useful entrance porch and welcoming Hallway, leading into a spacious Living room and Kitchen/Diner with a fitted Kitchen and space for appliances. There are three Bedrooms, comprising two generous double Bedrooms and one single Bedroom, together with a Family Bathroom featuring a bath with shower over.

Externally, the property benefits from a front garden and off-road parking. To the rear is a great-sized garden, which is partly paved and features a laid lawn and decking area, providing a versatile outdoor space for relaxing or entertaining. There is also an outhouse, offering useful additional storage.

Buyers can rest assured that the property comes with current EICR and Gas Safety Certificates, which are available to view upon request.



51 Carr Head Lane

Bolton-Upon-Dearne, Rotherham

View, Bid, Buy! For sale by Conditional Auction – Starting Bid £100,000 plus Reservation Fee. Terms and Conditions apply. Please see the Auctioneer's Comments for further information.

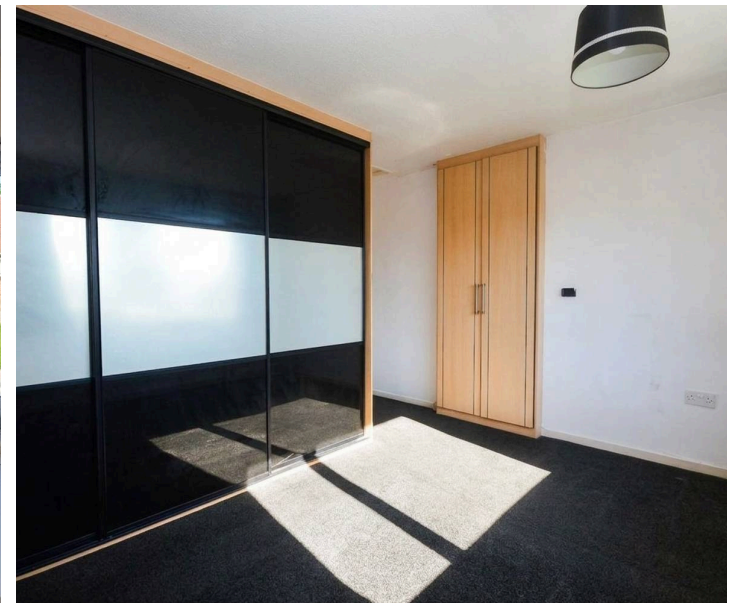
This spacious THREE Bedroom Semi Detached house is situated in a fantastic location in Bolton upon Dearne. The property presents an excellent opportunity for first-time buyers, investors, or those looking for a home they can modernise and put their own stamp on.

The property briefly comprises: a useful entrance porch and welcoming Hallway, leading into a spacious Living room and Kitchen/Diner with a fitted Kitchen and space for appliances. There are three Bedrooms, comprising two generous double Bedrooms and one single Bedroom, together with a Family Bathroom featuring a bath with shower over.

Externally, the property benefits from a front garden and off-road parking. To the rear is a great-sized garden, which is partly paved and features a laid lawn and decking area, providing a versatile outdoor space for relaxing or entertaining. There is also an outhouse, offering useful additional storage.

Buyers can rest assured that the property comes with current EICR and Gas Safety Certificates, which are available to view upon request.

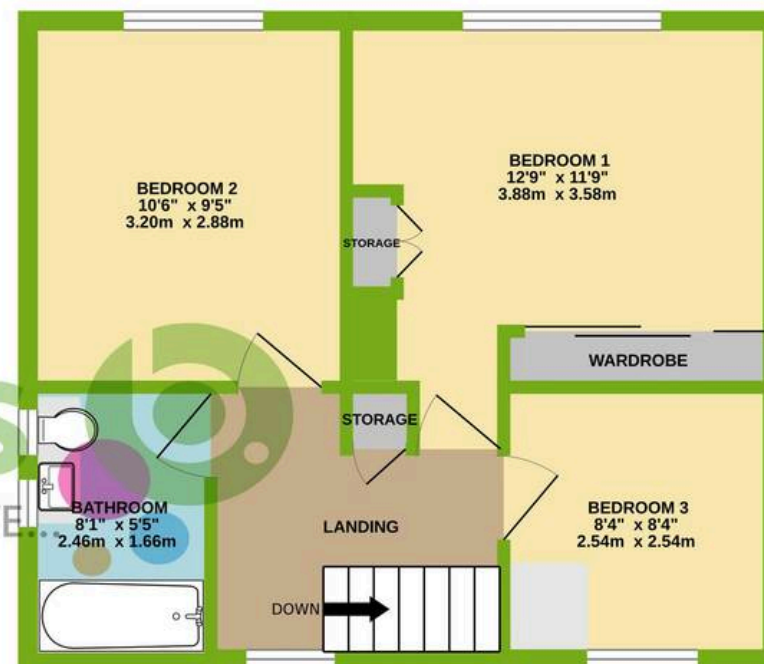
- For Sale by Modern Auction – T & C's apply
- VIEW, BID & BUY!
- Spacious Semi-Detached Home
- Lounge with Patio Doors
- Three Bedrooms & Modern Bathroom Suite



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

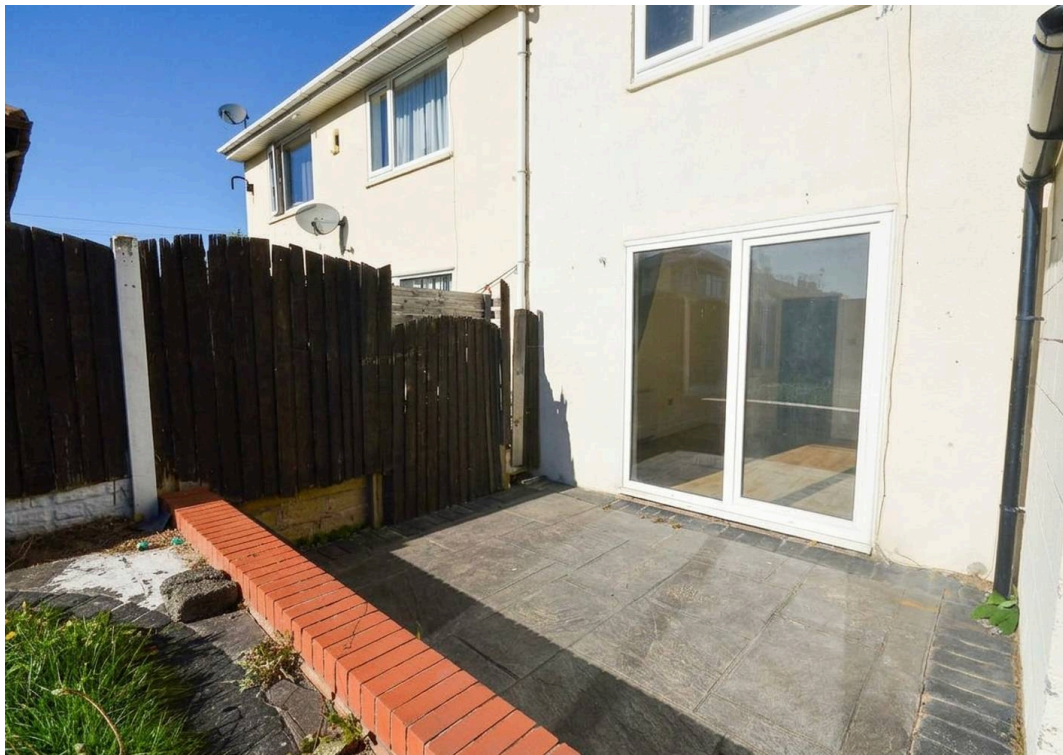


1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023





Bartons

Bartons Estate Agency, 51-53 Moorgate Street – S60 2EY

01709 515740 • info@bartons-net.co.uk • www.bartons-net.co.uk/